



WOODHEAD
OSWESTRY SALES & LETTINGS



Total area: approx. 181.6 sq. metres (1954.2 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Brookland Westwood Park, Welshpool, SY21 7QP

Offers in the region of £399,950

AS FEATURED IN OUR ASSOCIATED LONDON OFFICE - WOODHEADS are delighted to bring to the sales market this fantastic Four Bedroom Detached Family Home. In brief the accommodation affords: open plan living room, dining room and kitchen, cloakroom and utility to the ground floor, on the first floor the property offers four double bedrooms, one with en suite and bathroom. Externally the property benefits a wrap around garden with a large driveway and garage. Viewings on this property are highly recommended to appreciate the location, position, and features.

We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999
E: sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

Woodhead Oswestry Sales and Lettings Ltd. Registered in England and Wales Company No. 7261707 VAT Reg. No. 101 222787



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Entrance

Part glazed front door leading into -

Open Plan Kitchen/Living Room

6.69 x 10.52 (21'11" x 34'6")

Benefitting underfloor heating throughout the ground floor of the property

Kitchen

With a range of base and eye level units with worktop over, chimney extractor hood, a range of integrated appliances including a double length fridge, double length freezer, dishwasher, and double oven, integrated 1.5 sink with mixer tap and drainer, double glazed side aspect window, double glazed bi-fold patio doors leading to the rear decking, and entrance leading to the garage.



Living Room

7.83 x 6.53 (25'8" x 21'5")

With triple aspect double glazed windows to the front, side, rear and a television point.



Utility

1.62 x 2.54 (5'3" x 8'3")

With a front aspect double glazed window, a range of base units with worktop over, stainless steel sink with mixer tap and drainer, void and plumbing for appliances.

Cloakroom

1.61 x 0.90 (5'3" x 2'11")

With side aspect double glazed window, low level W.C., vanity unit with wash hand basin, and extractor fan,

First Floor

Landing

4.58 x 4.08 (15'0" x 13'4")

With a front aspect double glazed window, loft access hatch and radiator.

Primary Bedroom

3.71 x 4.39 (12'2" x 14'4")

With a rear aspect double glazed window, radiator, carpet flooring and door leading into the en suite.



En Suite

1.44 x 1.94 (4'8" x 6'4")

With a walk-in shower cubicle, low level W.C., pedestal wash hand basin, and heated towel rail.

Second Bedroom

2.54 x 3.71 (8'3" x 12'2")

With dual aspect double glazed windows, radiator, and carpet flooring.



Third Bedroom

3.66 x 3.27 (12'0" x 10'8")

With a front aspect double glazed window, radiator, and carpet flooring.

Fourth Bedroom

3.33 x 3.54 (10'11" x 11'7")

With a rear aspect double glazed window, carpet flooring, and radiator.

Bathroom

2.81 x 1.72 (9'2" x 5'7")

Benefitting a panel enclosed bath, pedestal wash hand basin, low level W.C., rear aspect double glazed window, enclosed shower cubicle, extractor fan, and heated towel rail.



Garage

7.07 x 3.70 (23'2" x 12'1")

The property boasts an integral single garage with power and lighting accessible via an internal door in the kitchen, and via the external garage door to the rear aspect.

External

The property benefits a wrap around garden benefitting parts laid to lawn, bordered by mature flowers trees and shrubbery, stairs leading to the front entrance and round the side aspects of the property, with a wooden decking entertainment area perfect for Al Fresco dining, and a large graveled driveway providing ample amounts of off road parking.



Services

We have been informed by the seller that the property benefits from mains water, mains drainage, gas central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

Tenure

We are advised that the property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

Council Tax

The council tax band for the property is 'F' and the local authority is Powys County Council.

Misdescription Act 1991

The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts .

Misrepresentation Act 1967

These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested .

Hours of Business

Monday - Friday 9.30am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.

Viewings

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044.

Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.